

FIRST DRAFT

THREE YEAR
COMMUNITY DEVELOPMENT AND HOUSING
PLAN

AND

FIFTH YEAR
COMMUNITY DEVELOPMENT BLOCK GRANT
ALLOCATIONS

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Office of Community Development

CITY OF OAKLAND

September 26, 1978

CITY OF OAKLAND

Inter-Office Letter

Chairman and Members of
To: the CD Advisory Commission Attention: Lillian Q. Love Date September 28, 1978

From: Office of Community Development

Subject: FIRST DRAFT THREE YEAR HOUSING AND COMMUNITY DEVELOPMENT
PLAN, AND FIFTH YEAR CDBG ALLOCATIONS

The First Draft Plan and Allocations is enclosed for your consideration. It has been distributed to the City Council for information, to the District Boards, participating departments, and agencies. The staff recommendations contained in this document are a result of many hours of meetings with community representatives and staff working with District Boards and Advisory Commissions.

The Office of Economic Development and Employment staff has worked cooperatively with the Program Development Division of this Office in preparing the Economic Development Strategy of the Three Year Plan, and the Project Descriptions for Economic Development programs. Likewise, the staff of the Office of Economic Development and Employment recommended the 6th and 7th year allocations in the absence of an Economic Development Advisory Commission recommendation for those years.

The task of recommending a balanced program for the City was difficult this year because of the total funding for the Fifth Year is \$2.2 million less than it was for the Fourth Year. Staff believes that the HMIP loan fund can be maintained and continued at current levels for this coming year with the addition of Section 312 loan funds. Neighborhood Programs, however, have suffered from the cutback. Recommendations from the seven District Boards, other departments and Commissions totalled over \$13.5 million for neighborhood programs alone. Reducing that total of \$2.261 million results in elimination of some projects which were anticipated by the community, and severe cutback or delay in progress of others. These cutbacks were necessitated even after District Boards had exercised great restraint in their requests for new projects. Likewise many new programs of merit have had to be omitted from the recommended project list because of the increased demand and decreased grant amount.

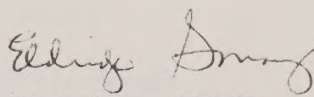
Nevertheless, the community's work has been cooperative as well as thorough and diligent. The Chairpersons of the District Boards have given unstintingly of their time, and staff of all participating departments have been responsive and informative.

Lillian Q. Love

-2-

September 28, 1978

As we move into the next phase, reviewing the First Draft, hearing citizen's comments at the CDAC Public Hearing on October 11. and making recommendations to the City Council, staff and I stand ready to answer your questions and discuss issues which will arise from the Plan and the Draft Allocations.


ELDRIDGE GONAWAY
Director

Public Hearings on the First Draft:

CDAC Public Hearing, 7:30 p.m., October 11, 1978, Room 115, City Hall

City Council Public Hearing, 7:30 p.m., October 31, 1978, Council Chambers
City Hall

Enclosure

cc: David A. Self



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THREE YEAR COMMUNITY DEVELOPMENT AND HOUSING PLAN

TABLE OF CONTENTS

	<u>Page</u>
I. <u>Summary of Community Development and Housing Needs</u>	
A. Community Profile	1
B. Narrative Summary of Major Needs	8
1. Neighborhood Revitalization Needs	
2. Communitywide Housing Needs	
II. <u>Comprehensive Strategy</u>	
A. General Strategy	10
B. Neighborhood Revitalization Strategy	13
1. Neighborhood Strategy Areas	
2. Other Neighborhood Improvement Efforts	
C. Communitywide Housing Strategy	47
D. Communitywide Public Facilities Strategy	50
E. Economic Development Strategy	51
III. <u>Three Year Project Summary</u>	54
IV. <u>Maps</u>	55
ANNUAL COMMUNITY DEVELOPMENT PROGRAM . . .	57

COMMUNITY PROFILE

4. APPLICATION/GRANT NUMBER

3 PERIOD OF APPLICABILITY

From: _____ To: _____

4. ☐ Original (Every Three Years)

☐ Revision

(Dated)

☐ Amendment

(Dated)

5 COMMUNITY PROFILE: (Provide a brief narrative in accordance with instructions)

Oakland continues to face problems and changes common to many urban centers. There has been a steady decline in its population; the employment rate has been consistently higher than the regional or state average; the economy is undergoing a structural change, moving from manufacturing to a service orientation; the City's general housing is old, with more than half of its total housing stock built before 1940.

POPULATION CHARACTERISTICS

The City of Oakland was involved in a special Pretest Census in 1977. The results from that pretest reveal a population decline and a shift in the racial composition of the City's population.

		All Persons	Percent	Percent Change 1970 - 1977
Total	1977	333,055	100.0	- 7.9
	1970	361,561	100.0	
White	1977	153,694	46.1	-28.0
	1970	213,512	59.1	
Black	1977	148,811	44.7	+19.3
	1970	124,710	34.5	
Other Races	1977	30,550	9.2	+30.9
	1970	23,339	6.4	

☒ (Check here if continued on additional page(s) and attach)

6 DATA SOURCES:

Census of Housing and Population, 1960 and 1970

Oakland Census Pretest, 1977

State Employment Development Department monthly unemployment statistics

Housing Element of the Oakland Comprehensive Plan, 1974

Proposed Economic Element of the Oakland Comprehensive Plan, 1976

COMMUNITY PROFILE (cont.)

INCOME CHARACTERISTICS

No data on income has been made available from the 1977 Pretest Census.

Table 1, found on page ____ of the Supporting Materials, which uses 1970 data from the Census of Housing and Population, shows the location and extent of lower income persons in Oakland by census tract.

ECONOMIC CONDITIONS

Unemployment Rate

The City's unemployment rate has been consistently higher than the regional, state or national average. Data from the State Employment Development Dept. for the first six months of 1978 show that this trend has not been reversed.

1978 UNEMPLOYMENT LEVELS

	<u>Oakland</u>	<u>SMSA</u>	<u>State</u>	<u>National</u>
January	8.7%	6.4%	7.9%	7.0%
February	8.4%	6.2%	8.2%	6.9%
March	8.7%	6.4%	8.0%	6.6%
April	7.6%	5.6%	7.2%	5.8%
May	7.7%	5.6%	7.0%	5.5%
June	8.1%	5.9%	7.2%	6.2%

Shift in Economy

In the past two decades or so, Oakland's economy has undergone fundamental change. Traditionally, manufacturing, retailing and distributing formed the bases of the City's economy. The economic base has shifted to a service orientation--finance, insurance, real estate, services and government. Manufacturing, for example, which was the largest employer in 1960, slipped to fourth place in 1975. This trend is anticipated to continue, as shown in Table 2, found at the end of the Community Profile.

COMMUNITY PROFILE (cont.)

HOUSING CONDITIONS

Housing Stock

The City's Housing Element prepared in 1974 revealed an expansion of the housing stock between 1960 and 1970, but a decreasing percentage of single family residences resulting in multiple-family units constituting more than 50% of the housing stock.

<u>Units in Structure</u>	<u>1960</u>		<u>1970</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
<u>Total Units</u>	141,479	100.0	146,608	100.0
1	79,974	56.5	72,114	49.2
2 or more	61,391	43.4	74,308	50.7
Mobile Home or Trailer	114	0.1	186	0.1

Sources: 1960 and 1970 Census on Housing

Degree of Problems

The magnitude of some major housing problems was provided directly in the 1970 Census of Housing.

<u>Problem</u>	<u>Total</u>	<u>Rental Households</u>		<u>Owner Households</u>	
		<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
<u>Total Households in Oakland</u>	138,827	79,877	100.00	58,950	100.00
Lacking all or some plumbing facilities	4,601	4,236	5.30	365	.61
Inadequate heating facilities	8,728	6,733	8.42	1,995	3.38
Overcrowded	9,902	6,587	8.24	3,315	5.62
Excessive Rental Payments	36,290	36,290	45.43	Not Applicable	

Construction and Demolition Activity

The City's Building Division issues a monthly report which shows building permits issued for 585 units in 1977 and a total of 261 units demolished.

COMMUNITY PROFILE (cont.)

HUD Repossessions

Statistics provided by the Department of Housing and Urban Development show a decrease in the number of HUD repossessions--from 329 units in December, 1974, to an inventory of 32 units in the beginning of September, 1978.

TABLE 1

Minorities and Lower Income Families in Oakland by Census Tract - 1970

Census Tract	Percent Minority	Percent Lower Income	Median Income	Census Tract	Percent Minority	Percent Lower Income	Median Income
4001	6	7	\$16,888	4024	95 *	76 **	\$ 3,060
4002	7	26	8,927***	4025	84 *	76 **	6,517
4003	13	45 **	5,893***	4026	66 *	74 **	2,996
4004	35 *	52 **	5,588***	4027	76 *	72 **	3,620
4005	74 *	51 **	5,588***	4028	15	86 **	2,829
4006	78 *	53 **	6,567***	4029	17 *	39 **	2,727
4007	91 *	63 **	6,038***	4030	61 *	65 **	2,672
4008	85 *	61 **	5,175***	4031	45 *	59 **	2,478
4009	88 *	68 **	5,449***	4032	18 *	44 **	
4010	84 *	64 **	4,967***	4033	68 *	77 **	3,985
4011	40 *	72 **	4,767***	4034	6	45 **	6,395
4012	27 *	57 **	5,516***	4035	16	43 **	5,756
4013	33 *	70 **	3,335***	4036	8	32	9,053
4014	93 *	80 **	3,965***	4037	4	37 **	6,539
4015	94 *	79 **	4,500***	4038	20 *	36 **	7,771
4016	92 *	77 **	3,912***	4039	13	39 **	7,756
4017	42 *	72 **	2,548***	4040	7	38 **	7,685
4018	98 *	91 **	2,679***	4041	7	48 **	6,442
4019	75 *	70 **	2,465***	4042	4	15	14,181
4020	14	80 **	5,091***	4043	5	19	11,796
4021	88 *	87 **	3,312***	4044	3	24	12,243
4022	95 *	76 **	2,976***	4045	4	14	14,514
4023	91 *	75 **	4,000***	4046	4	9	17,426

* Equals or exceeds SMSA norm. 17% of the SMSA population is minority (i.e., non-white).

** Equals or exceeds SMSA norm. 35% of SMSA families have incomes that do not exceed 80% of the SMSA median.

*** Income level at or below 80% of the SMSA 1970 Median (\$9,440).

Census Tract	Percent Minority	Percent Lower Income	Median Income	Census Tract	Percent Minority	Percent Lower Income	Median Income
4047	15	18	\$13,960	4076	22 *	47 **	\$ 7,992
4048	6	37 **	8,603***	4077	23 *	34	9,964
4049	10	41 **	7,671***	4078	18 *	32	3,986
4050	19 *	32	9,268***	4079	6	31	10,651
4051	36 *	20	12,783	4080	9	18	9,708
4052	23 *	35 **	8,378***	4081	12	12	17,238
4053	15	44 **	7,166***	4082	19 *	39 **	9,044
4054	45 *	63 **	5,644***	4083	28 *	36 **	10,015
4055	61 *	63 **	6,516***	4084	49 *	59 **	7,000
4056	35 *	49 **	7,617***	4085	74 *	53 **	7,522
4057	41 *	55 **	6,275***	4086	70 *	58 **	7,034
4058	71 *	67 **	5,818***	4087	53 *	58 **	6,861
4059	57 *	66 **	5,695***	4088	83 *	80 **	3,990
4060	44 *	58 **	5,213***	4089	91 *	65 **	6,806
4061	29 *	85 **	4,331***	4090	93 *	58 **	7,928
4062	37 *	72 **	5,405***	4091	96 *	60 **	7,494
4063	55 *	56 **	6,378***	4092	89 *	64 **	7,482
4064	26 *	50 **	8,227***	4093	74 *	65 **	6,678
4065	17 *	49 **	7,742***	4094	74 *	63 **	6,276
4066	15	44 **	7,979***	4095	86 *	70 **	5,640
4067	6	32	10,063	4096	75 *	69 **	6,332
4068	7	37 **	9,569	4097	56 *	56 **	6,817
4069	7	32	10,117	4098	54 *	34	10,017
4070	14	54 **	7,130***	4099	10	12	11,000
4071	23 *	53 **	7,575***	4100	24 *	19	14,247
4072	19 *	61 **	5,497***	4101	42 *	37 **	9,298
4073	56 *	72 **	6,083***	4102	38 *	48 **	8,268
4074	41 *	63 **	6,012***	4103	58 *	66 **	6,500
4075	46 *	60 **	5,817***	4104	52 *	52 **	8,030
				TOTAL	41 *	49 **	

Source: 1970 Census of Population and Housing.

TABLE 2

Estimated Non-agricultural Employment by Economic Sector:
Oakland, 1960, 1970, 1975, 1985

Sector	1960	1970		1975		1985	
		Low	High	Low	High	Low	High
Total Employment	178 913	177 100	193 400	179 050	195 850	187 900	213 000
Wage & Salary Workers	158 147*	161 100	175 400	163 050	177 850	171 900	195 000
Mineral Extraction	700	400	700	350	650	200	600
Contract Construction	8 588	8 500	9 500	7 000	8 000	8 500	10 000
Manufacturing	40 354	26 500	30 900	25 400	29 900	22 000	28 100
Transportation, Communi- cations, & Utilities	17 888	20 000	21 000	20 000	21 000	20 500	22 500
Wholesale Trade	12 562	11 000	12 000	11 000	12 000	9 500	11 500
Retail Trade	26 020	29 000	30 000	29 500	30 500	32 500	34 500
Finance, Insurance, & Real Estate	7 824	10 500	11 500	11 800	12 800	14 000	15 500
Services	20 291	25 700	28 300	28 500	31 500	33 700	39 300
Government	23 580	29 500	31 500	29 500	31 500	31 000	33 000
Non-wage & Salary Workers	20 766**	16 000	18 000	16 000	18 000	16 000	18 000

* Includes 340 employed in nonclassified establishments.

** Includes agriculture.

Sources: 1960 from California Department of Employment and Stanford Research Institute estimates;
1970, 1975, and 1985 from Arthur D. Little, Inc., estimates.

SUMMARY OF COMMUNITY DEVELOPMENT
AND HOUSING NEEDS

2. APPLICATION/GRANT NUMBER

3. PERIOD OF APPLICABILITY

From: _____ To: _____

4. ☐ Original (Every Three Years)

☐ Revision _____ (Dated) ☐ Amendment _____ (Dated)

5. COMMUNITY DEVELOPMENT AND HOUSING NEEDS: (Provide a brief narrative in accordance with instructions)

I. SUMMARY OF COMMUNITY DEVELOPMENT & HOUSING NEEDS (cont.)

B. Narrative Summary of Major Needs

1. Neighborhood Revitalization Needs

There is a need to define neighborhoods in the City of Oakland, and then to concentrate activities in certain areas so as to demonstrate the effects of such activities in keeping with the general revitalization of neighborhoods. The needs of the defined areas are for:

- . concentrated housing program activities.
- . adequate community facilities.
- . improved streets, curbs, gutters and sidewalks, lighting and furniture.
- . new plantings of street trees.
- . new and remodeled libraries.
- . improved public service facilities.
- . revitalized commercial areas.
- . improved business climate in neighborhoods.
- . improved business climate in industries which provide employment to residents of neighborhoods.

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6. DATA SOURCES.

Open Space, Conservation and Recreation Element of the Oakland Comprehensive Plan, 1976
Housing Element of the Oakland 1976 Comprehensive Plan, 1974

I. SUMMARY OF COMMUNITY DEVELOPMENT & HOUSING NEEDS (cont.)

B. Narrative Summary of Major Needs (cont.)

2. Communitywide Housing Needs

There is a broad, general need in the City of Oakland for:

- . sound, affordable housing.
- . financial resources and continued flow of funds for home maintenance and rehabilitation.
- . financial resources and mechanisms to acquire and dispose of vacant and/or abandoned homes.
- . financial resources and mechanisms to inspect, clean up and secure properties which adversely affect neighborhoods.
- . financial resources and mechanisms to demolish buildings which are dilapidated, are a public nuisance, or harmful to safety and health.
- . emergency housing units for destitute persons needing temporary shelter.
- . home management counseling.
- . special assistance to low-income households for painting, weatherization and repair.

COMPREHENSIVE STRATEGY

2. APPLICATION/GRANT NUMBER

3. PERIOD OF APPLICABILITY

From: _____ To: _____

4. ☐ Original (Every Three Years)☐ Revision _____

(Dated)

☐ Amendment _____

(Dated)

5. COMPREHENSIVE STRATEGY: (Provide a narrative in accordance with instructions.)

II. COMPREHENSIVE STRATEGY

A. General Strategy

Oakland's citywide strategy to deal with blight and preserve viable neighborhoods has been guided by two basic goals:

1. to distribute CD benefits throughout the low- and moderate-income sections of the City; and
2. to bring the benefits of the program as directly to the people as possible.

The strategy of giving wide geographic distribution of CD benefits was an innovation to correct the flaws of an earlier practice of confining programs to defined, isolated neighborhoods and projects while the balance of the City waited its turn. As a major way of realizing the second goal of bringing CD benefits as directly to the people as possible, a substantial amount of CD funds has been allocated to an integrated package of housing rehabilitation programs. As State and other funding sources for housing rehabilitation become more readily available in the next three years, the percentage of the CD entitlements so allocated may decline. However, it is projected that housing rehabilitation will continued as the salient concern of Oakland's CD program.

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☐ (Check if continued on additional page(s) and attach)

II. COMPREHENSIVE STRATEGY (cont.)

A. General Strategy (cont.)

Because Oakland has a much larger low- and moderate-income and minority population than does the typical American entitlement city, Oakland's approach to neighborhood revitalization has been mounted on a much broader scale than the Federal Guidelines anticipate. Specifically, it has been necessary for Oakland to group its neighborhoods that are receiving CD programs into seven major districts. These seven "CD districts" are the building blocks of Oakland's neighborhood revitalization strategy.

To carry out the CD program, Oakland's low- and moderate-income neighborhoods have been grouped into seven CD districts which represent a 1970 population of 286,432, 79 percent of the City's population. Although this district-based strategy allows for programs also to be concentrated on a subarea basis, the key elements of the strategy are focused comprehensively at the district level. These key elements of the strategy include the major park and recreation center system, special housing rehabilitation programs, environmental improvements, and economic development programs. It should be stressed that Oakland's situation cannot tolerate either a CD program dealing only with a few of the most blighted neighborhoods or the alternative strategy of aiding only the neighborhoods mostly easily saved from further deterioration. Instead, Oakland has implemented comprehensive district-wide strategies to begin dealing with the full range of urban problems in its low- and moderate-income neighborhoods. This has resulted in programs that offer, for example,

II. COMPREHENSIVE STRATEGY (cont.)

A. General Strategy (cont.)

rehabilitation loans throughout the district to qualified borrowers ready to repair their homes, street improvements to deal with hazardous and deficient conditions throughout the district, as well as concentrated neighborhood needs. In essence, the strategy has been flexible, but thorough--expecting to deal with all these problems eventually, but responding flexibly to individual interest and priorities, and recognizing the enormity of Oakland's total needs.

II. COMPREHENSIVE STRATEGY (cont.)

B. Neighborhood Revitalization Strategy

To support the strategy's primary thrust of housing rehabilitation, a series of neighborhood programs have been developed for each CD District. These neighborhood programs cover the full range of permitted CD activities--new parks and recreation areas, recreation centers, mini-parks and tot-lots, street improvements, landscaping, street trees, interim activities, and removal of barriers for handicapped persons. The basis on which these neighborhood programs is selected for individual districts is reported below. The most important influence on neighborhood revitalization strategy has been the following research finding: A survey of all the neighborhoods in all of the seven CD districts concluded that there is no correlation between (a) the amount of housing deficiencies along a street or in a neighborhood and (b) the amount of deficiencies in community facilities and public improvements. It does not appear to be the case for example, that the typical street with many deteriorated homes also lacks curbs and gutters. The neighborhoods most lacking in community facilities do not necessarily have the most housing deterioration. The consequence of this finding was a strategy of distributing neighborhood programs in response to demonstrated need and neighborhood interest rather than strictly in conjunction with rehabilitation assistance. In other words, a low- and moderate-income neighborhood with a demonstrated deficiency in open space would be a likely candidate for a new park even it showed few housing deficiencies or little interest in the CD housing programs.

II. COMPREHENSIVE STRATEGY (cont.)

B. Neighborhood Revitalization Strategy (cont.)

Before embarking on a discussion of the selection and treatment of strategy areas, it is important to point out that Oakland's major thrust in its CD program, --a district-wide strategy to benefit all low- and moderate-income areas of the seven CD districts--will continue to be the major focus. The underlying philosophy of this strategy is the delivery of programs and services to all individuals and organizations who are interested and eligible. A full range of housing and neighborhood programs will remain available on a "local choice" basis and a comprehensive citizen participation effort will continue, for all phases of the CD program.

The district-wide strategy consciously avoids mandatory participation in housing programs unlike a traditional code enforcement or redevelopment project. The role of the local government is to publicize the availability of programs and services to encourage their support and use.

Basically, strategy areas are designated areas which will receive an overlay of CD assistance and attention, in addition to programs available district-wide. The strategy areas are to be targeted for a special combination of programs designed to respond to that particular neighborhood's specific needs.

The program for the strategy area includes:

- 1) A combination of physical improvements, necessary public facilities and services, housing programs, private investment and citizen self-

II. COMPREHENSIVE STRATEGY (cont.)

B. Neighborhood Revitalization Strategy (cont.)

help activities appropriate to the needs of the area.

- 2) Implementation of private development efforts.
- 3) Provision of all available resources to produce so far as possible, substantial long-term improvements within a reasonable period of time.
- 4) Provision of "interim activities" where appropriate.
- 5) The activities are grouped together and deemed as a project under the Annual CD Program Project Summaries, Form HUD-7066.

II. COMPREHENSIVE STRATEGY (cont.)

B. Neighborhood Revitalization Strategy (cont.)

2. Other Neighborhood Improvement Efforts

Several new facilities in the Three Year Plan, not in neighborhood Strategy Areas, have been allocated CD funds. Most of the facilities and neighborhood improvement efforts are continuation activities which were begun in CD years 1-4, have a commitment to completion, and most importantly are situated in CD Districts. Thus, continuation projects are listed below, with an accompanying narrative which describes the activity. All are ascribed to benefit low- and moderate-income persons.

(to be completed in Second Draft)



Objectives Long-term	Short-term	CD Activity	Anticipated Resource		
			5th	6th	7th
Develop a major community facility	. Acquire and rehabilitate Grove Street Center	. Grove Street Center	200	200	200
Improve Commercial Facilities	. Implement physical improvements to commercial buildings	. Physical Improvements to Neighborhood Commercial			
Improve housing conditions	. Concentrate existing housing programs-inform neighborhood groups about housing programs	. Self-Help Paint . Paint Weatherization & Home Repairs . Marks-Foran . BAIRP . HMIP			

Objectives		<u>CD Activity</u>	Anticipated Resource		
Long-term	Short-term		5th	6th	7th
Improve housing conditions	. Concentrate housing programs	. HMIP . Self-Help Paint . Paint & Weatherization & Home Repair . Marks-Foran			
Improve appearance of neighborhoods	. Resurface streets . Landscape abandoned railroad right-of-way	. Street reconstruction			

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Prevent housing deterioration	. Concentrate housing programs	. HMIP . Marks-Foran . Self-Help Paint . Paint & Weatherization & Home Repair			
Improve neighborhood conditions	. Organize neighborhood groups to prevent encroachment of industrial uses	. Community organization through Coordinator/District Board			

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Improve housing conditions	. Concentrate housing programs	. Home Maintenance and Improvement Program . Marks-Foran . Housing Conservation . Self-help Paint . Paint and Weatherization and Home Repair			
Improve neighborhood conditions	. Improve traffic patterns	. Street realignment from San Pablo to Vallejo on Stanford Avenue			



WEST OAKLAND DISTRICT

INNER

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Improve housing conditions	. Concentrate existing housing programs	. Housing Conservation . Self-help Paint . Paint and Weatherization and Home Repair			
	. Rehabilitate vacant houses	. Home Maintenance and Improvement Program (special diversion of funds to vacant housing)			
Improve neighborhood conditions	. Construct curbs, gutters, and sidewalks	. Curbs, gutters, and sidewalks			
	. Plant street trees	. Street trees			



OAKLAND
HARRISON

Lake Merritt

CHINATOWN & CENTRAL DISTRICT

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Prevent neighborhood deterioration	. Enforce code on identified buildings	. Code Enforcement Housing Conservation Blight Abatement			
	. Plant street trees	. Street trees			
Improve housing conditions	. Concentrate housing programs	. Self-help Paint			
	. Organize and inform neighborhood groups about housing programs	. Paint and Weatherization and Home Repair . Marks-Foran . Home Maintenance and Improvement Program			
Provide park facilities	. Develop a neighborhood park	. Edison School Park (Funds allocated in 4th Yr.)			

*A possible Neighborhood Strategy Area, San Pablo Gateway, is being discussed with the Chinatown/Central District Board.



Objectives Long-term	Short-term	CD Activity	Anticipated Resource		
			5th	6th	7th
Improve housing conditions	. Enforce Codes to demolish or rehab substandard houses	. Housing Conservation Blight Abatement			
Prevent neighborhood deterioration	. Concentrate housing programs	. Street Trees . HMIP . Paint & Weatherization & Repair . Marks-Foran . Self-Help Paint			
Provide adequate park facilities	. Develop a green play area	. Development of Open Space (\$38,000 allocated in CD yrs 1-4)			
Preserve historic properties	. Survey for architecturally significant buildings	. Historic survey	10		

SAN ANTONIO
2. 21st Avenue

Neighborhood Strategy Area

Census Tract 4058

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Improve housing conditions	. Concentrate housing programs . Enforce codes	. Housing Conservation . HMIP . Self-Help Paint . Paint & Weatherization and Home Repair . Marks- Foran			
Improve neighborhood conditions	. Plant street trees	. Street Trees			



FRUITVALE DISTRICT

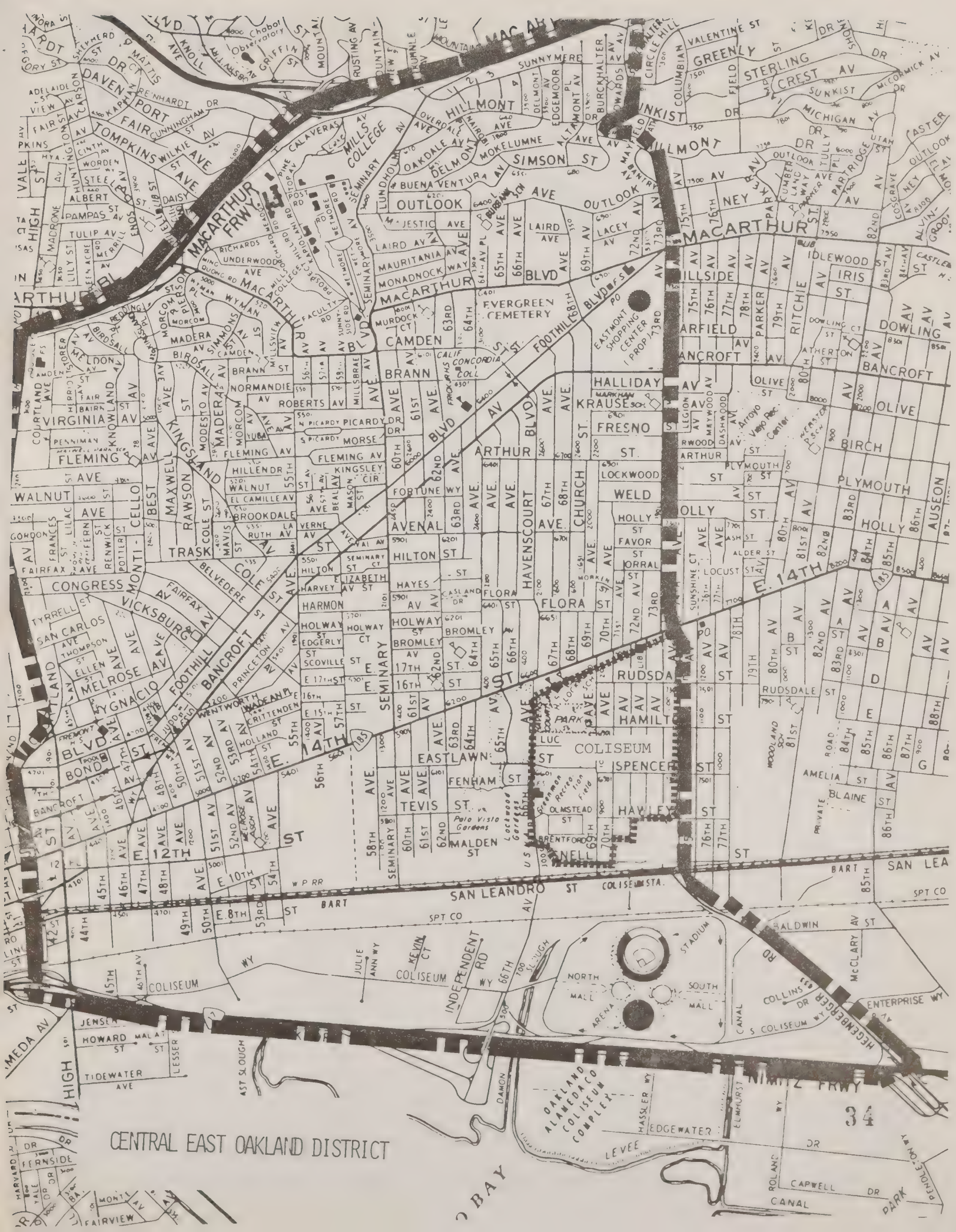
Objectives Long-term	Short-term	CD Activity	Anticipated Resource		
			5th	6th	7th
Create more open space and recreational opportunities	. Acquire and develop historical creek-side property	Neighborhood Program: . Peralta Hacienda Historical Park	250	250	250
Improve appearance of neighborhood	. Underground utilities along Coolidge Ave.	. Undergrounding Utilities Assistance	5		
Improve housing conditions	. Promote participation in existing housing programs	Housing: . Self-help Paint . Paint and Weatherization and Home Repair . Marks-Foran . BAIRP . Home Maintenance and Improvement Program loans			

<u>Objectives</u>		<u>CD Activity</u>	<u>Anticipated Resource</u>		
Long-term	Short-term		5th	6th	7th
Preserve housing stock	. Concentrate existing housing programs	Housing: . Self-help Paint . Paint and Weatherization and Home Repair . Marks-Foran . Home Maintenance and Improvement Program loans			
Transform an obsolete commercial strip into a primarily residential street	. Plan a project to consolidate the few remaining commercial enterprises and to promote new residential construction and rehabilitation	Economic Development: . Physical Improvements to Neighborhood Commercial Areas Housing: . Home Maintenance and Improvement Program loans . Program Management and Citizen Participation . Planning for other funding sources			

Continued...

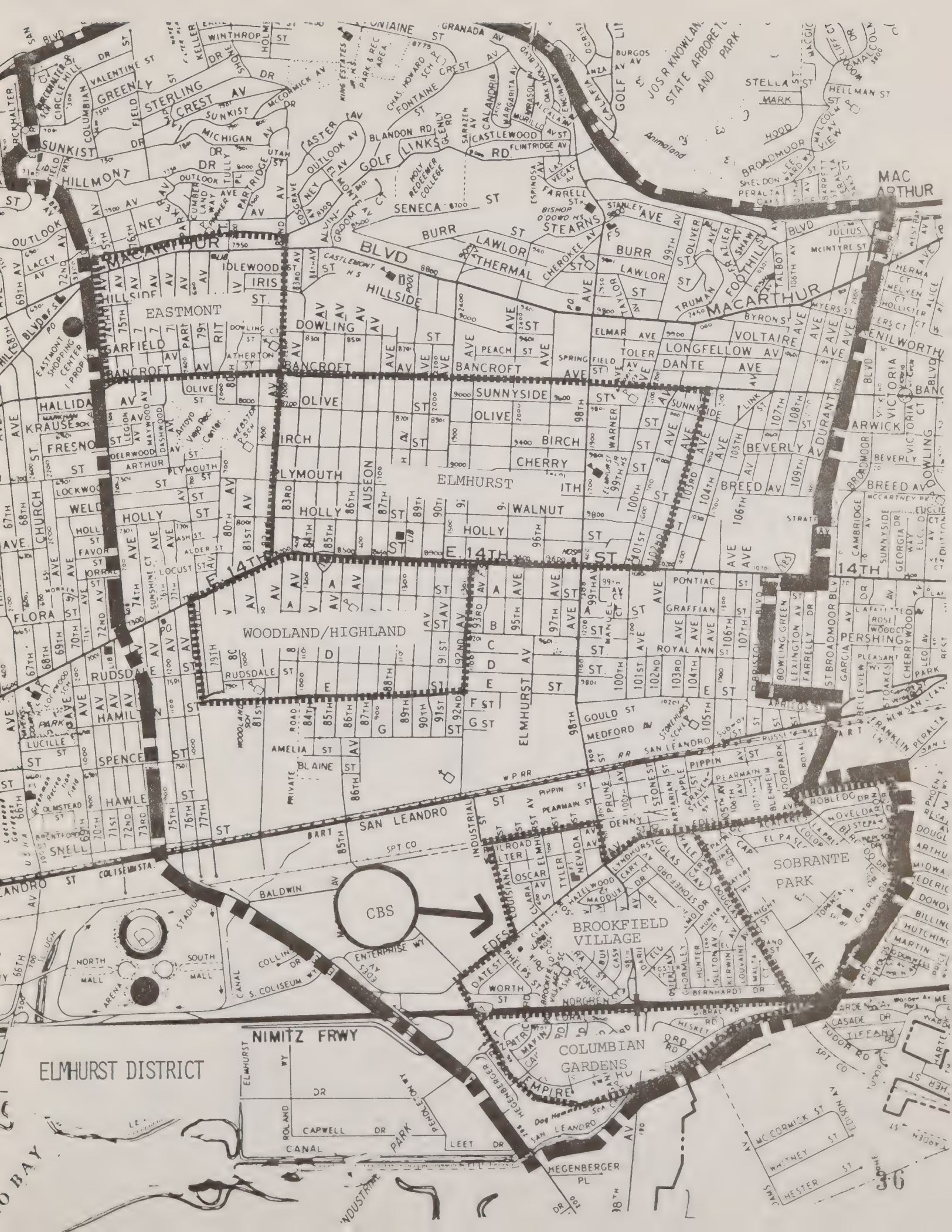
<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	Anticipated Resource		
			5th	6th	7th
Provide environmental improvements	. Promote street tree planting	Neighborhood: . Street trees			
Improve existing community facilities	. Improve children's play area at Brookdale Park	Neighborhood: . Brookdale Park (Funds allocated in 4th Yr.)			

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Generate greater citizen participation	. Promote neighborhood organization	. Program Management and Citizen Participation			
Conserve housing stock	. Concentrate existing housing programs	Housing: . Home Maintenance and Improvement Program loans . Self-help Paint . Paint and Weatherization and Home Repair . Marks-Foran			
Provide environmental improvements	. Promote street tree planting	Neighborhood: . Street trees			



CENTRAL EAST OAKLAND DISTRICT

<u>Objectives</u>		<u>CD Activity</u>	<u>Anticipated Resource</u>		
Long-term	Short-term		5th	6th	7th
Improve housing conditions	. Concentrate housing programs	. HMIP . Self-Help Paint . Paint and Weatherization and Home Repair . Marks Foran . Housing Conservation			
Increase employment	. Invest in Coliseum Industrial Improvements	. Coliseum Industrial Complex	150		
Improve commercial facilities	. Rehabilitate Commercial strip	. E. 14th Street Revitalization . Physical Improvements for neighborhood commercial			
Improve community facilities	. Rehabilitate school . Construct Park	. Lockwood Elementary School . San Antonio Villa Park	250		
Upgrade public housing		. Lockwood Modernization . San Antonio Villa Modernization	3,500* 914*		
Improve neighborhoods	. Plant Trees	. Street Trees . Curbs, gutters, and sidewalks	30		



CBS

ELMHURST DISTRICT

NIMITZ FRWY

BROOKFIELD VILLAGE

COLUMBIAN GARDENS

SOBRANTE PARK

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Continued...

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Improve general housing conditions	. Complete Residential Rezoning and downzoning review of area				
Improve environmental attractiveness, health and safety of area	. Tree planting in selected blocks, including 100th and 102nd Avenues	. Citywide Tree Planting Program			
	. Intensify housing paint programs	. Self-help Paint Program . CETA Free Paint Program			
	. Support neighborhood front yard landscaping activities	. Community awareness activities assistance			
	. Clean-up of unimproved vacant lots and junk and clutter from residential properties	. Neighborhood-funded clean-up crews . Extra neighborhood scavenger pick-ups			
	. Complete new street construction, curbs, gutters, and sidewalks on 99th Ave. Cul-de-sac below Plymouth	. Monitor OPW construction of these improvements			

Continued...

1. Elmhurst Area (Cont...)

Objectives	Short-term	CD Activity	Anticipated Resource		
Long-term			5th	6th	7th
Improve environmental attractiveness, health and safety of area	. Curb, gutter and sidewalk improvements bound by 82nd and 91st Ave., E. 14th St. and Bancroft Ave. . Resurface Holly St., 82nd to 90th Avenues . Construction of Bus Shelter at 82nd Ave. and E. 14th St.	. Monitor OPW construction of these improvements . Monitor OPW construction of these improvements . Monitor OPW construction of these improvements			

<u>Objectives</u>		<u>CD Activity</u>	<u>Anticipated Resource</u>		
<u>Long-term</u>	<u>Short-term</u>		<u>5th</u>	<u>6th</u>	<u>7th</u>
Improve general housing conditions	. Continue outreach information for utilization of existing CD housing programs and services	. Home Maintenance and Improvement Program Loans . "312" Loans . City Hardship Deferred Loans . Housing Counseling . Marks-Foran Loans . BAIRP Loans . Self-help Paint . Paint and Weatherization and Home Repair . Vacant Housing . Homesteading Program			
Construct and improve a variety of community facilities and recreation/park improvements	. Complete relocation and expansion of library services in area . Complete design and construction of new tennis court complex at Brookfield Village Recreation Center . Complete remodeling, painting and landscaping of Columbian Gardens Community Building	. Dedication of new Brookfield Community Library . Monitor the design and construction of tennis courts . Finalize lease agreement with neighborhood association			

Continued...

Objectives Long-term	Short-term	CD Activity	Anticipated Resource		
			5th	6th	7th
Construct and improve a variety of community facilities and recreation/park improvements	. Complete construction of Tyrone Carney Park at Acalanes and 105th Ave.	. Monitor OPW construction of Park			
Improve environmental attractiveness, health and safety of area	. Tree planting in selected blocks	. Tree planting			
	. Intensify housing paint programs information to homeowners	. Self-help Paint Program . CETA Free Paint Program			
	. Clean-up neighborhood clutter and visual blight	. Community awareness activities and assistance . Extra scavenger service pick-ups			
	. Secure CD funding for traffic light at 98th Ave. and Empire Road	. Supervised by Office of Public Works			
	. Schedule construction of Edes Ave. street improvement and utility undergrounding	. CD funding for residential service connection costs	12		

Continued...

<u>Objectives</u>		<u>CD Activity</u>	<u>Anticipated Resource</u>		
Long-term	Short-term		5th	6th	7th
Revitalize commercial and shopping areas of neighborhoods	. Get City Office of Economic Development to survey and design commercial revitalization activities at 98th and Edes Ave.	. Coordinate citizen participation input with Office of Economic Development and Employment (OEDE)			
	. Get acceptable development plan for Steffenson Commercial property at 105th Ave. and Railroad Ave.	. Coordinate citizen participation with City Planning Dept. and OEDE			

<u>Objectives</u>		<u>CD Activity</u>	<u>Anticipated Resource</u>		
Long-term	Short-term		5th	6th	7th
Improve general housing conditions of area	. Continue outreach information for home-owners to use existing housing programs and services . Get CDA Commission to approve housing paint programs for renter occupants and apartment structure. . Get CD funding and NHS staffing services to be allocated and assigned to area.	. Home Maintenance and Improvement Programs Loans . "312" Loans . City Hardship Deferred Loans . Neighborhood Housing Loans and Code Inspections . Housing Counseling . Marks-Foran Loans . BAIRP Loans . Self-Help Paint . Paint and Weatherization and Home Repair . Vacant Housing . Homesteading Program . Develop alternative paint program recommendations for renter structures for review and approval by CDAC and City Council . Coordinate and resolve issues with NHS Board and CDAC			
Expand new housing construction for the elderly	. Secure funding for Allen Temple Elderly Housing development at 82nd, 81st, and East 14th St.	. Assist Allen Temple Housing Corporation to get financing. Complete land acquisition and relocation activity to make full site available			

Continued..

<u>Objectives</u>		<u>CD Activity</u>	<u>Anticipated Resource</u>		
Long-term	Short-term		5th	6th	7th
Improve Environmental Attractiveness Health and Safety of Area	. Get Adopt-A-Block Tree Planting Program implemented in area and use of Citywide Tree Planting funding.	. Tree planting			
	. Intensify Housing Paint Program	. Self-Help Paint CETA free paint program			
	. Get clean-up of un-improved vacant lots	. Neighborhood funded clean-up crews			
	. Get clean-up of junk and clutters from residential properties	. Extra neighborhood scavenger pick-up.			
	. Complete construction of curbs, gutters and sidewalks, and street resurfacing throughout entire neighborhood.	. Supervised by OPW			
	. Install stop signs at needed intersections	. Supervised by OPW			

<u>Objectives</u> Long-term	Short-term	<u>CD Activity</u>	<u>Anticipated Resource</u>		
			5th	6th	7th
Improve general housing conditions	Continue outreach information and utilization of existing CD housing programs and services	- Home Maintenance and Improvement Programs Loans "312" Loans - City Hardship Deferred Loans - Housing Counseling - Marks-Foran Loans - BAIRP Loans - Self-Help Paint - Paint and Weatherization and Home Repair - Vacant Housing - Homesteading Program			
Provide neighborhood recreational facility	Design and construct a mini-park on 76th Ave. between Bancroft and Garfield next to 22-unit turnkey public housing complex.	Design and construction of park to be supervised by OHA in cooperation with neighborhood			
Improve environmental attractiveness, health and safety of area	- Construct curbs, gutters, and Sidewalks throughout area, where missing - Resurface 75th Avenue Bancroft to MacArthur - Information and Outreach Programs to property owners on OCD Tree Planting Programs	- Supervised by OPW - Adopt-A-Block Program - Citywide Tree Planting Funding			

(Continued...)

<u>Objectives</u>		<u>CD Activity</u>	<u>Anticipated Resource</u>		
Long-term	Short-term		5th	6th	7th
Revitalize Commercial Strip	Assist Office of OEDE to revitalize MacArthur Blvd. commercial strip from 73rd Ave. to 80th Ave.	- Surveys of need and problems - Coordinate OEDE services and activities to merchants and owners			

II. COMPREHENSIVE STRATEGY (cont.)

C. Communitywide Housing Strategy

- (1) In each district the goal of improving housing conditions has first priority. Rehabilitation has been selected as the main technique to bring about housing improvement. In formulating this strategy the City is aware that its residents face greater economic disadvantage than citizens in many other communities, and that family income may reflect this historic pattern of disadvantage for some time to come. Yet Oakland's CD strategy contends that lower family incomes need not inevitably result in deteriorated neighborhoods and that neighborhoods can be basically sound though occupied by poorer families. The strategy recognizes that individual structures become deteriorated at certain points of their life history. The goal toward which the strategy is directed to limit this deterioration to isolated individual properties and not pervasively characterize entire neighborhoods. In essence, Oakland's housing strategy starts out from the basic assumption that housing for lower income families can be clean, safe and sound.

In devising specific housing programs, Oakland has faced this dilemma, whether to concentrate efforts in a few neighborhoods that can be given systematic and complete assistance, or whether to give assistance to those individual homeowners most eager and prepared to rehabilitate their homes even though they are geographically separated. The first approach, the "concentrated treatment approach," would eventually result in some highly

II. COMPREHENSIVE STRATEGY (cont.)

C. Communitywide Housing Strategy (cont.)

visible residential successes, but its success would come in part by obliging families to rehabilitate, whether or not they are ready to do so, or by buying them out. The second approach, the "effective response approach," gets assistance to those most eager and prepared to use it. But its benefits are usually scattered geographically so that there is no concentrated visible impact. Oakland's strategy has been to sidestep this dilemma by designing programs open to individual effective responses throughout the CD districts and then to devise supplemental programs to provide concentrated area treatment in special areas.

- (2) With respect to regulatory actions, Oakland's strategy relies on local as well as state and federal safeguards. State legislation has been enacted to curb redlining with respect to home loans. In addition, mortgage assistance through the California Housing Finance Agency is one of the tools used in promoting housing improvement.
- (3) With respect to a strategy for increasing the choice of housing opportunities, Oakland's program has given major emphasis to rehabilitation of owner-occupied dwellings and one to four unit apartments where there is an owner occupant. Oakland has also used the urban renewal process to bring new housing into CD Districts (North Oakland) where little new housing had been built for more than a generation. Block Grant funds have been allocated to promote fair housing.

II. COMPREHENSIVE STRATEGY (cont.)

C. Communitywide Housing Strategy (cont.)

- (4) The Community Development program has taken as one of its major objectives the provision of needed community facilities and environmental improvements throughout the seven districts of the City eligible for block grant benefits.
- (5) Although it is not anticipated that the CD program will result in any significant displacement of people, moving assistance funds in the amount of \$305,456 (unspent in March, 1978) are in place; therefore, no new allocations have been recommended for the 5th, 6th, or 7th CD years.

II. Comprehensive Strategy (cont...)

D. Communitywide Public Facilities Strategy

(To be completed in Second Draft)

II. COMPREHENSIVE STRATEGY (cont.)

E. Economic Development Strategy

The CDBG strategy for economic development is a direct outgrowth of Oakland's soon-to-be completed Overall Economic Development Program (OEDP). The OEDP states Oakland's economic development goals and objectives, outlines strategies of public action to stimulate growth in various sectors of the local economy, and lists specific economic development projects and programs to be undertaken in the coming five years. The CDBG program is envisioned as a primary vehicle for implementing two critical components of the OEDP-- neighborhood commercial revitalization and, to a lesser extent, industrial development. Enhancement of these sectors of the Oakland economy is directly supportive of other elements of the CDBG Comprehensive Strategy in two ways:

1. neighborhood commercial districts and older industrial areas are an important part of the physical fabric of Oakland's seven CD Districts, so that revitalization of these districts and areas will complement related efforts to improve housing conditions and neighborhood facilities; and
2. through expansion of these two economic sectors, it will be possible to provide highly accessible, moderate-skill job opportunities for unemployed and underemployed residents of the seven CD Districts.

In essence, the CDBG strategy for economic development is to make available a full range of revitalization "tools" which can be employed on an individualized basis in carefully selected commercial and industrial districts. Several tools will be developed and/or strengthened during the coming three years of the CDBG program, including:

1. a low-cost commercial and industrial rehabilitation loan program using

II. COMPREHENSIVE STRATEGY (cont.)

E. Economic Development Strategy (cont.)

the "SBA 502" mechanism;

2. a working and venture capital loan program to assist new and marginal establishments;
3. a facade treatment program to assist merchants in improving the appearance of their structures and the entire commercial area;
4. a technical and management assistance program to provide individualized service to marginal commercial and industrial establishments;
5. a physical improvement program to provide street and lighting improvements, off-street parking, street trees and furniture, etc. in selected commercial and industrial districts; and
6. a land assembly program to make available key parcels for industrial and commercial expansion or new development.

As noted, these tools will be applied in a concentrated fashion in selected commercial and industrial areas. Commercial districts will be selected for concentrated treatment according to the following criteria: 1) evidence of a strong commitment and capability to achieve revitalization on the part of existing merchants and residents, 2) evidence of suitable economic potential (measured in terms of adequate disposable income in surrounding neighborhoods to support development), and 3) physical relation of the commercial district to related CDBG housing and neighborhood improvement activities. Wherever feasible, commercial revitalization activities will be focused in commercial districts within Neighborhood Strategy Areas.

The Coliseum Industrial Complex in East Oakland will be the initial focus for the industrial component of the CDBG economic development strategy.

II. COMPREHENSIVE STRATEGY (cont.)

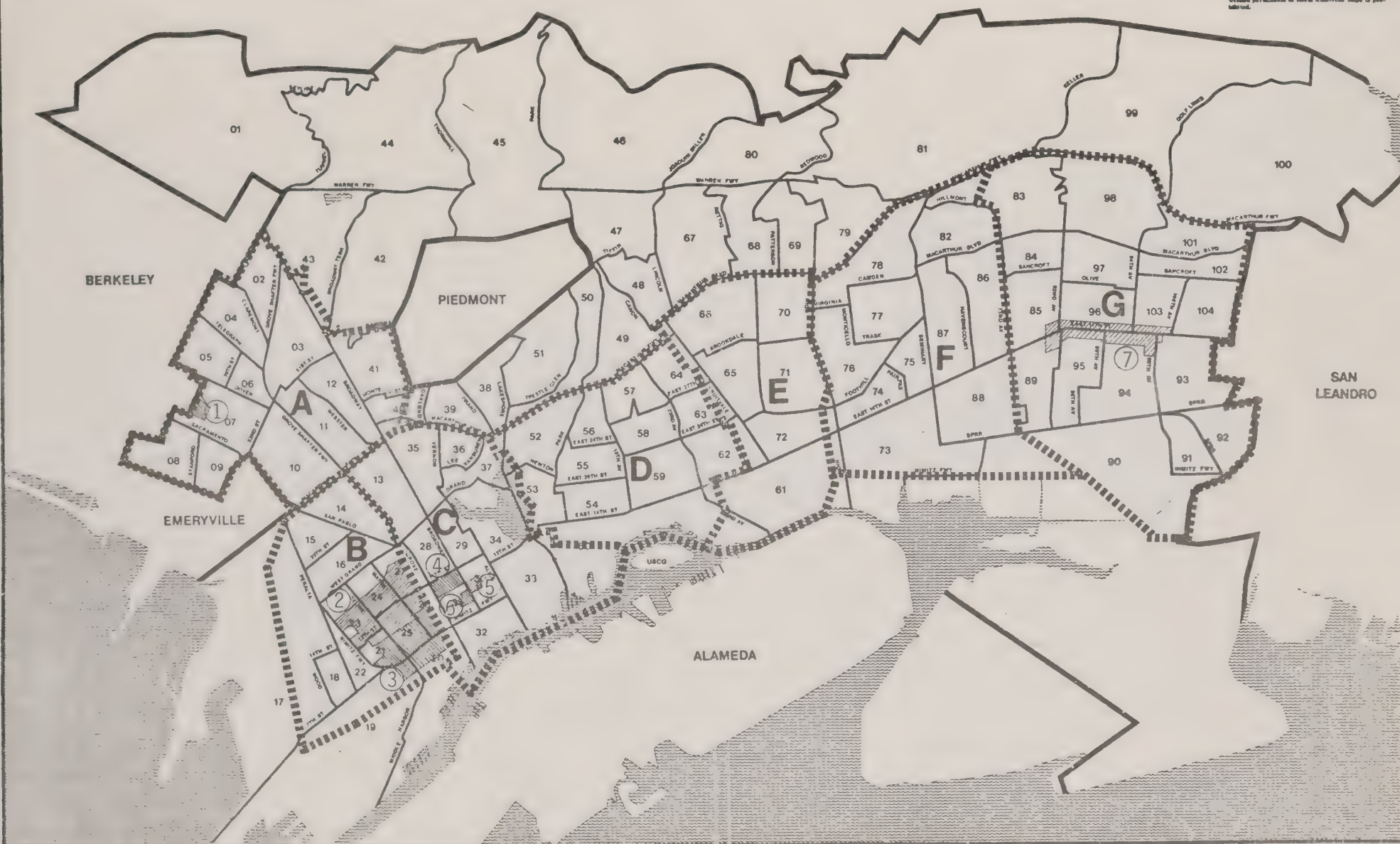
E. Economic Development Strategy (cont.)

The Coliseum Industrial Complex contains over 13,000 industrial, transportation, and warehousing jobs--nearly one-third of Oakland's "blue collar" job total. In addition, an unusually high percentage of these jobs--nearly one-half--are filled by residents of East Oakland's CD Districts.

Finally, the CDBG strategy for economic development is designed to ensure flexibility to respond to currently unforeseen opportunities and problems that are sure to arise in the coming three years. By their nature, neighborhood commercial and industrial projects often require an initial infusion of "seed money" to leverage substantial private investment and/or to match categorical grants from federal or state sources. The CDBG Program provides the most appropriate mechanism for meeting this need. Consequently, the economic development strategy calls for the establishment of a modest contingency fund to assist new projects that will serve the goals and objectives of Oakland's OEDP.

III. Three Year Project Summary

(To be completed in Second Draft)



COMMUNITY DEVELOPMENT DISTRICTS*

- A. North Oakland
- B. West Oakland
- C. Chinatown & Central
- D. San Antonio
- E. Fruitvale
- F. Central East Oakland
- G. Elmhurst

REDEVELOPMENT PROJECTS

- 1. Stanford/Adeline
- 2. Oak Center
- 3. Acorn
- 4. City Center
- 5. Chinatown NDP
- 6. Victorian Row/Old Oakland
- 7. Elmhurst NDP

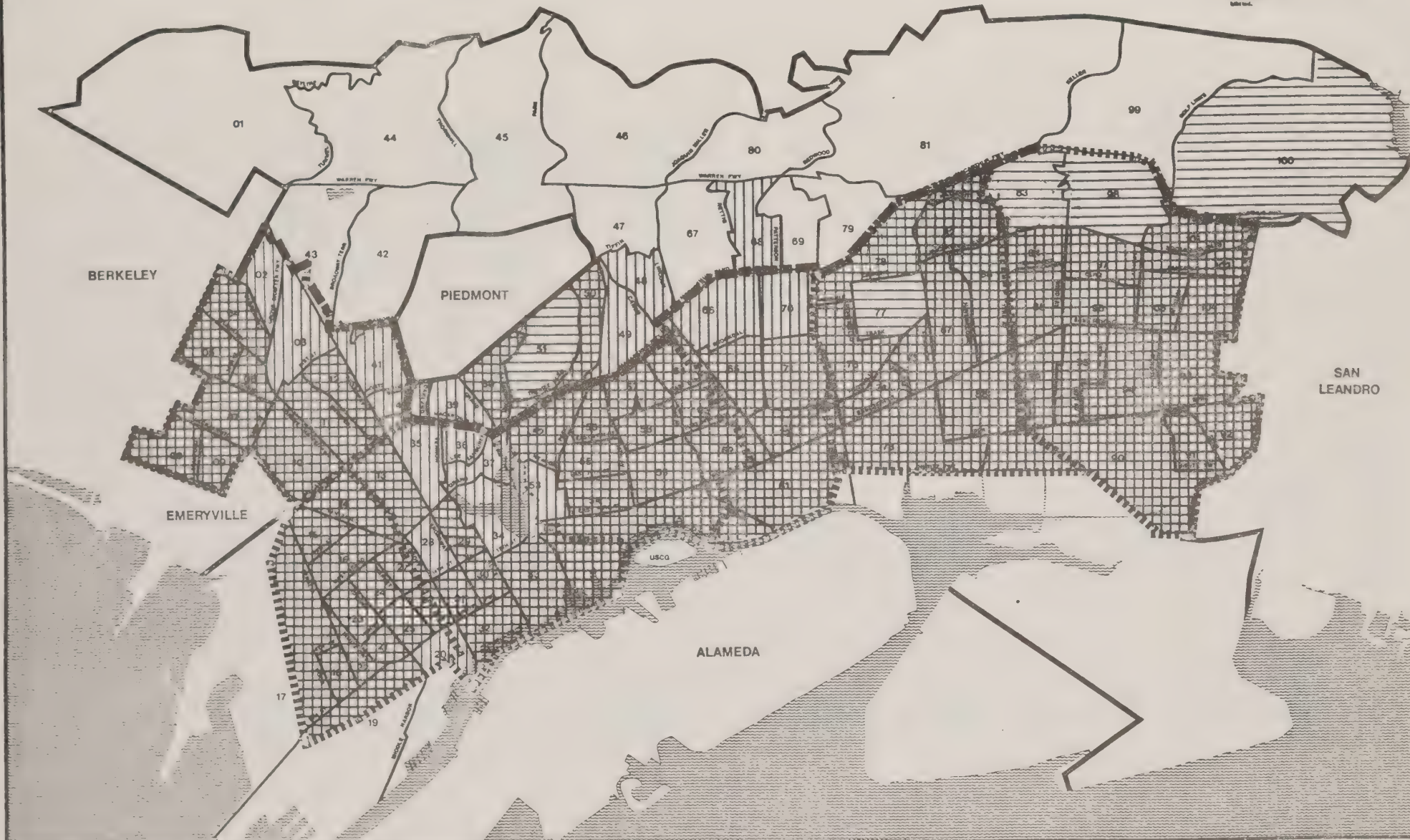
MAP 1

COMMUNITY DEVELOPMENT DISTRICTS



CITY OF OAKLAND

1970 CENSUS TRACTS



-  Median income of families and unrelated individuals \$9,441 or less (below 80% of SMSA median)
-  Concentration of minorities, i.e., equals or exceeds SMSA norm of 17%.

MAP 2
CONCENTRATION OF MINORITIES
AND
LOWER INCOME FAMILIES
(from Table A)

Proposed CD Activities

<u>Housing</u>	<u>5th Year</u>	<u>6th Year</u>	<u>7th Year</u>
HMIP Loan Fund	\$ 1,000	\$ 1,000	\$ 1,000
Housing Program Costs	1,225	1,225	1,225
Housing Conservation	290	300	305
Home Counseling	420	420	420
Legal Support	50	50	50
Self-Help Paint	263	263	263
Paint and Weatherization and Home Repair	600	600	600
Oakland Better Housing, Inc.	102	102	102
NHS	<u>50</u>	<u>40</u>	<u>30</u>
	4,000	4,000	4,000

Neighborhoods

North Oakland

Grove Street Campus	200	200	200
Linden Street	<u>55</u>	<u>55</u>	<u>200</u>
	255	255	

West Oakland

Curbs, gutters and sidewalks	390	500	500
Northwest YMCA - Swimming Pool enclosure	50		
School Traffic Signal - 33rd and Market	<u>60</u>		
	500	<u>500</u>	<u>500</u>

Chinatown/Central

Senior Center	300	200	50
Asian Library			300
East Bay Asian Res. Center	<u>300</u>	<u>175</u>	<u>350</u>
		375	

Neighborhoods (Cont.)	<u>5th Year</u>	<u>6th Year</u>	<u>7th Year</u>
<u>San Antonio</u>			
Manzanita Center	20		
Independence/Commercial Curbs, gutters, and sidewalks	60		
Brooklyn Historic Survey	10		
Community Center/Library		200	200
Miller Library Modifications	30		
	<u>120</u>	<u>200</u>	<u>200</u>
<u>Fruitvale</u>			
Jungle Hill Park; curbs, gutters and sidewalks		20	
Undergrounding Assistance	5		
Peralta Hacienda	250	250	250
	<u>255</u>	<u>270</u>	<u>250</u>
<u>Central East Oakland</u>			
San Antonio Villa Park	250		
Coliseum - Curbs, gutters, and sidewalks	30		
Concordia Campus		125	125
Traffic Signal @ Vicksburg and Foothill		47	
Lockwood Garden Improvements			125
Melrose Curbs, gutters, and sidewalks		84	
	<u>280</u>	<u>256</u>	<u>250</u>
<u>Elmhurst</u>			
85th Ave. Mini-Park	40		
Curbs, gutters, and sidewalks	170	200	200
Undergrounding Assistance	12		
	<u>222</u>	<u>200</u>	<u>200</u>
<u>Communitywide</u>			
Handicap Barriers	79	100	100
Street Trees	200	200	200
Neighborhood Design Center	50	50	50
	<u>329</u>	<u>350</u>	<u>350</u>
Neighborhood Totals	<u>2,261</u>	<u>2,356</u>	<u>2,300</u>

<u>Economic Development</u>	<u>5th Year</u>	<u>6th Year</u>	<u>7th Year</u>
Business Assistance Program	225	225	225
Neighborhood Economic Development Fund		375	400
Commercial/Industrial Rehabilitation Loan Program (SBA 502 Injection) Commercial Loans via City-wide LDC, and Industrial/Special Project loans via City staff	350	375	400
Physical Improvements for Selected Neighborhood Commercial Areas	700	490	550
Industrial and Commercial Land Assembly Program	500	500	500
Coliseum Industrial Complex	150	175	200
East Bay Asian Resource Center	175		
Contingency Fund/New Projects	525	500	570
Technical Assistance to Selected CD Districts		250	300
Program Development and Management	<u>475</u>	<u>510</u>	<u>555</u>
	<u>3,100</u>	<u>3,400</u>	<u>3,700</u>
Program Management and Coordination	1,500	1,500	1,500
Contingencies	<u>500</u>	<u>500</u>	<u>500</u>
Grand Total	<u>\$11,361</u>	<u>\$11,806</u>	<u>\$12,000</u>

NAME: Home Maintenance and Improvement Loan Fund

PROJECT DESCRIPTION:

The Home Maintenance and Improvement Loan Fund is designed to provide housing rehabilitation loans to low- and moderate-income property owners throughout the CD Districts. The program objective is to provide home maintenance and rehabilitation financial assistance for homeowners.

The primary activities of the Home Maintenance and Improvement Loan Fund are the utilization of the low interest rate municipal revolving loan fund to provide financial assistance to low- and moderate-income property owners for the rehabilitation and maintenance of their properties and to deal with the rehabilitation of vacant housing.

NAME: Housing Program Costs

PROJECT DESCRIPTION:

Program costs are primarily services rendered by staff in connection with widely varying housing programs. Because staff assignments are shifted from project to project, depending on priorities and changing work loads, staff costs cannot accurately be projected for any one program category. Staff services include:

1. Administration and management
2. Legal services
3. Preparation of plans, operational guidelines, and reports to committees and Council
4. Preparation for and attendance at community meetings
5. Rehab design and architectural services
6. Code inspection services
7. Cost estimating
8. Financial services to homeowners
9. Preparation of specifications for contractors
10. Preparation for bidding and contracting
11. Monitoring of construction
12. Relocation Services

These services are applied to the following programs:

1. HMIP Owner Occupied Housing - The purpose is to provide low interest rehab loans to low- and moderate-income owner occupants of 1-4 family dwellings in the 7 CD Districts.
2. HMIP Deferred Payment Loan - To provide rehab to low-income homeowners who have no available resources for pay-back.
3. Marks Foran - Provide moderate interest rate loans to owners of single-family and multiple-family property in need of rehabilitation.
4. 312 Loan - Provide low interest loans to encourage rehabilitation in declining neighborhoods.
5. Housing Counseling - Described below

NAME: Housing Program Costs - (Cont.)

6. Urban Homesteading - The City acquires properties repossessed by HUD in designated areas of the City for one dollar (\$1). The City selects homesteaders in accordance with program requirements and preferences and conveys the properties to homesteaders for one dollar (\$1) plus their agreement to rehabilitate the property to program standards within eighteen months (18) and to make the property their home for five years (5). 312 loans are available to assist homesteaders in making repairs.
7. Self-Help Paint - Described below
8. Free Paint and Weatherization - Described below
9. Oakland Better Housing (OBH) - Oakland Better Housing is a nonprofit Corporation that buys, rehabilitates, and then sells vacant houses in the 7 CD Districts to low- and moderate-income purchases. Oakland Better Housing receives funding from Community Development to assist them in carrying out their function.
10. Neighborhood Housing Services (NHS) - Neighborhood Housing Services is a nonprofit corporation that encourages rehabilitation and neighborhood conservation in the area bounded by Bancroft Avenue, San Leandro city limits, East 14th Street, and 73rd Avenue. They receive support from savings and loans, the Federal Home Loan Bank Board, private foundations and the City. The City has provided them with a revolving fund to make high risk loans on the same terms as the HMIP owner occupied loan.
11. Bank of America City Improvement and Restoration Program Corporation (BACIRP) - BACIRP is a nonprofit corporation engaged in buying, rehabilitating, and selling vacant housing in East Oakland's CD Districts. It receives some technical assistance from the City.
12. Grove/Shafter Replacement Housing - The State of California agreed in the settlement of a law suit to provide five million dollars (\$5,000,000) to facilitate the provision of replacement housing removed by the construction of the last segment of the Grove/Shafter Freeway between 17th Street and the Nimitz Freeway. The City is assisting the State in planning and providing the housing which will include a co-op development consisting of buildings to be rehabilitated in the Oak Center Urban Renewal Area. Vacant houses are being acquired in East Oakland and rehabilitated for sale through this program. Up to 260 units will be provided.
13. Relocation Services - Relocation Services assists families, individuals, and businesses who are displaced by City activities such as acquisition for streets, parks, and urban renewal projects. It provides information and assistance in finding relocation housing or business locations and processes applications for relocation benefits that clients may be eligible for.

NAME: Housing Program Costs - (Cont.)

14. Housing Conservation - Housing Conservation's basic function is to carry out the City's Code Enforcement Program. It abates vacant and abandoned buildings, require cleanup of vacant lots, provide security and cleanup of vacant buildings, investigates and acts on sub-standard housing complaints and zoning violation complaints. It is involved in removal of abandoned vehicles and enforcement of the mandatory garbage ordinance. It provides housing code inspections as necessary for the HMIP Program.
15. Oak Center Completion - Rehabilitation services are provided to owners of Oak Center properties to complete the urban renewal project.
16. New Housing Services - Assistance in providing new low- and moderate-income housing is available for sponsors of Section 8 New Housing and substantial rehabilitation, Section 235 and other assisted housing programs.

NAME: Housing Conservation

PROJECT DESCRIPTION:

This component of the Housing Program includes: code enforcement, vacant building and blight abatement, cleanup and security, and demolition of dilapidated residential structures.

NAME: Home Counseling

PROJECT DESCRIPTION:

This program provides services in the following areas: 1) default and delinquency; 2) counseling for prospective buyers; 3) housing information and referral system; 4) rehabilitation counseling of families receiving grants and loans; 5) housing discrimination; and 6) tenant counseling. Examples of services are: reviewing the budgets of delinquent families; contacting lending institutions and arranging satisfactory payment plans; advising prospective buyers on home maintenance and other facets of home ownership; helping families to obtain rentals and informing them of their rights as tenants; providing budget management assistance for families applying for rehabilitation grants; and providing information and referrals for families suffering housing discrimination.

NAME: Legal Support for Housing

PROJECT DESCRIPTION:

This program provides free legal assistance to Community Development projects and to District Council residents on Community Development matters relating to housing.

NAME: Legal Support for Housing (Cont.)

PROJECT DESCRIPTION

Description of Activities

Housing services include providing legal assistance on such matters as the housing referenda and housing programs, teaching classes and handling client referrals for the Housing Counseling Program, bringing litigation to prevent unnecessary housing foreclosures, enforcing laws prohibiting redlining and housing discrimination and making efforts to ensure that Oakland's burden of low-income housing is shared by the surrounding cities.

NAME: Self-Help Paint Program

PROJECT DESCRIPTION:

This program is designed to revitalize neighborhoods and assist in residential rehabilitation by providing free paint, equipment and classes to qualified low- and moderate-income homeowners. Income eligibility guidelines are 80% of median family income.

Applicants are qualified by District Coordinators who arrange for selection and delivery of paint and equipment.

NAME: Paint and Weatherization and Home Repair

PROJECT DESCRIPTION:

This program provides work experience, employment opportunities and free repair services to low-income homeowners of CD Districts. Guidelines assure that these free services are provided for properties that are feasible for repair and improvement. Homeowners:

- . must own or have substantial interest in the property to be improved;
- . must reside in the home to be painted or weatherized;
- . must have the property certified as suitable for exterior painting (must be in a basically sound condition);
- . must reside within one of Oakland's Community Development Districts.
- . must be low-income as defined below:

<u>Family</u> <u>Size</u>	<u>Annual Income</u> <u>(Before Taxes)</u>	<u>Family</u> <u>Size</u>	<u>Annual Income</u> <u>(Before Taxes)</u>
1	\$3,713	4	\$7,313
2	4,913	5	8,513
3	6,113	6	9,713

(For family units with more than six members, add \$960 for each additional family member.)

NAME: Oakland Better Housing, Inc.

PROJECT DESCRIPTION:

This program is conducted by a nonprofit organization which draws upon Home Maintenance and Improvement Program revolving loan funds and housing services in support of its function of purchasing, rehabilitating, and marketing an anticipated 22 to 25 houses in Oakland CD districts to low- and moderate-income families.

Vacant houses are acquired, rehabilitated and resold to low- and moderate-income families. OBHI contracted with OCD in 1976 to have access to a revolving loan fund of \$500,000 (from HMIP funds) for rehabilitation of vacant properties in Oakland. This fund is available to the corporation on a per property basis at no interest, to be paid back with the proceeds of the property sale.

It is estimated that 70 houses will be acquired, rehabilitated, and resold in the Fifth, Sixth and Seventh Years.

NAME: Neighborhood Housing Services (NHS)

PROJECT DESCRIPTION:

This program is sponsored by a nonprofit corporation working in conjunction with the Federal Home Loan Bank, local savings and loan institutions, governmental agencies and community organizations to provide rehabilitation services and loans to a target neighborhood in East Oakland. City code inspection services are concentrated in this target area and at the request of NHS staff.

NAME: Grove Street Campus

PROJECT DESCRIPTION:

The Grove Street Campus Site is an ongoing project to develop a public facility for recreational open space, a multi-service center and perhaps as a center for other cultural and educational services.

The site currently includes an unoccupied building formerly used as a Peralta Junior College and open space with temporary portable for interim use by the Oakland Unified School District. This project includes acquisition of the site, on a staged basis. Planning of the Service Center and Park will include consideration of: indoor and outdoor recreation facilities utilizing the existing gymnasium; extended adult education utilizing the existing shop building and some of the classroom facilities; a theatre for film and neighborhood performing arts utilizing the existing auditorium; and a center for community services. These services will be located in a rehabilitated portion of the main school building or in a newly built structure (depending on ultimate cost analyses). Expected services include: an emergency Home Repair Service, an Economic Development office to assist small business, a local meeting room, a child care center, and a senior citizens' activity center.

Total estimated cost of project: \$2,250,000
Funding allocated in 3rd Year and 4th Years: 750,000

NAME: Linden Street

PROJECT DESCRIPTION:

This project is an extensive street improvement along an unpaved right-of-way on six blocks of Linden Street. Through the services of a non-profit Community Design Center a scheme has been drawn up so that the project includes vehicular and pedestrian access ways, ample parking, seating areas, and a series of small recreation and landscaped spaces. The Fleeto Paint Company has already pledged support for the development of one tot-lot and seating area. The National Guard has volunteered manpower and vehicles to do any necessary earth moving. The Department of Forestry has offered to supply trees without charge.

Funding in CD years 1-4: \$140,000

NAME: West Oakland, Curbs, Gutters, and Sidewalks

PROJECT DESCRIPTION

This environmental improvement project will correct a deficiency of concrete curbs, gutters, and sidewalks in the oldest residential area of the City of Oakland. The total cost of the improvements is approximately \$2,200,000. The improvements will be funded, designed, and constructed over at least a four year period in the following neighborhoods (in order of priority): South Prescott, North Prescott, Ralph Bunche, McClymonds, Hoover, Durant, Clawson, and West Clawson. This project has strong support of the West Oakland District and continues to be the district's highest priority for neighborhood programs.

Funding in 4th Year totals \$600,000.

NAME: Northwest YMCA--Swimming Pool Enclosure

PROJECT DESCRIPTION:

In order to establish a year-round learn-to-swim and water recreation program at the Northwest YMCA, the existing outdoor swimming pool will be enclosed and the existing shower and locker facilities will be remodeled to accommodate both male and female program participants.

Estimated improvement costs are \$80,000. It is anticipated that \$30,000 of the total will be funded with fourth year CD Public Service Facilities Funds.

NAME: Downtown Senior Center

PROJECT DESCRIPTION:

Downtown Senior Center - This project received top priority rating. The Center is being funded \$350,000 in the Fourth CD year. The District Board has also recommended reprogramming \$166,550 from funds earmarked in the Fourth year CD Budget from the Edison School Park for the Senior Center. The reason for this recommendation is that with the revised plan for the park, this amount could be saved from the sum budgeted. This recommendation has been accepted by the CDAC, therefore, the Senior Center has \$516,550 for it in the Fourth CD year.

The estimated cost of this project is set at \$1.2 million (acquisition, rehabilitation and furnishing). The estimates were based on the former Crocker Bank Bldg. on 13th and Franklin Streets, but there is some doubt as to the availability of this building. Even if it is available, there is some question as to whether it could be acquired at the original estimated cost of \$500,000. Therefore, it is difficult at this stage to estimate more accurately the total cost of the project. However, using the \$1.2 million as the basis for an estimate, at least \$500,000 will be needed for the project in the Fifth year.

NAME: Asian Library

PROJECT DESCRIPTION:

Asian Community Library - This project is a joint proposal of the Chinese American Citizens Alliance, the Oakland Consolidated Chinese Association, and the Library Services Department. The proposal calls for the CACA to make available to the City their piece of land at the corner of 8th and Harrison Streets, and the City will build a three story building on it. The CACA would lease the land to the City at a nominal fee of \$1 a year or some other form of arrangement whereby the City would have the land for the life of the building. However, once the building is demolished the land would revert to the CACA.

The two lower stories will be used for the Asian Community Library, and the third floor for community use. The building will be under the control of the Library Services Department which will be responsible for the day-to-day maintenance for which they would normally be responsible. The CACA is willing to accept responsibility for the long range maintenance such as roof repairs, etc.

The Oakland Consolidated Chinese Association which runs a Chinese library in Chinatown, mainly with volunteer help, will donate its library materials to the Asian Community Library, the volunteers will continue to volunteer their services to the Asian Community Library. The cost of this project is estimated at \$495,000.

NAME: East Bay Asian Resource Center

PROJECT DESCRIPTION:

This is a project proposed by the East Bay Asian Local Development Corporation. Total cost of the project to acquire and rehabilitate the Lyons Van Moving Building on Harrison Street is \$4 million. EBALDC is asking for \$300,000 - \$350,000 from the City. They are asking for the amount as an indication of City support for the project, and are asking that half of it comes from OCD, and the other half from the Office of Economic Development and Employment.

The project will involve the restoration of the Lyons Building on Harrison between 8th and 9th Streets, for commercial use on the street and third floor levels, and for use by social service organization on the basement and second floor levels. Commercial space would be leased at market rental rates, while social service organizations will be able to lease space at below market rates.

NAME: Brooklyn Basin Historic Survey

PROJECT DESCRIPTION:

The purpose of this project is to document and publish the rich architectural heritage of an area within the district that was once called Brooklyn, California.

NAME: Manzanita Center

PROJECT DESCRIPTION:

The purpose of this project is to provide large-scale outdoor play structures in the playground of Manzanita Center.

NAME: Miller Library Modifications

PROJECT DESCRIPTION:

The purpose of the project is to make the existing structure and program of the Miller Library more accessible to handicapped and elderly citizens. Modifications would include ramps and restroom modifications for handicapped access.

NAME: Jungle Hill Park--Curbs, Gutters and Sidewalks

PROJECT DESCRIPTION:

Jungle Hill Park is a hilly site between Ransom Avenue and Santa Rita Street, above Carrington Street in the Fruitvale District. The Trust for Public Land aided the community in organizing the Santa Rita Land Trust to purchase the sloping slide area. Many private companies, the California Engineering Society, and government agencies donated labor, materials, and funds to stabilize the hill, provide drainage, and install landscaping. The District Board previously approved the reallocation of \$17,000 of environmental improvement funds to provide curbs, gutters, and sidewalks on the upper side of the Park, along Ransom Avenue. After final stabilization of the hill by the National Guard, \$20,000 will be allocated to provide curbs, gutters, and sidewalks at the base of the hill, along Santa Rita Street.

NAME: Utility Undergrounding Assistance

PROJECT DESCRIPTION:

Utility Undergrounding Assistance funds will pay for the connections of utility lines for very low income households that participate in a City designated "Underground Utility District". The undergrounding of overhead electrical equipment is a neighborhood environmental improvement project that complements other CD rehabilitation activities. The program will permit undergrounding in low income residential neighborhoods and will prevent a financial hardship to individual families.

NAME: Peralta Hacienda Historical Park

PROJECT DESCRIPTION:

Peralta Hacienda Historical Park is located in the Fruitvale Community Development District at Paxton Street and 34th Avenue between Coolidge and 35th Avenues. It is projected to cover a four-acre site including a scenic linear park along Peralta Creek. The Alameda County Flood Control and Water Conservation District is coordinating planned improvements to Peralta Creek with the development of the park. The park site has been designated as a historical landmark by the City Planning Commission. It is both the site of the first permanent dwelling in the East Bay and the headquarters of Rancho San Antonio, granted to Luis Maria Peralta--Spanish General and Commisionado of the Pueblo of San Jose--in 1820.

NAME: San Antonio Villa Park

PROJECT DESCRIPTION:

This project will provide recreational open space adjacent to the San Antonio Villa public housing project by acquiring and developing land which is now vacant industrial and open storage and a blighting influence on the housing.

Funding in the amount of \$250,000 is proposed to be allocated from the fifth year Community Development Budget for acquisition and development of open space adjacent to the San Antonio Villa public housing project. Construction of improved roadways to the housing projects may also be a part of the improvement. These improvements are to be coordinated with the Oakland Housing Authority's scheduled Modernization Program which will concentrate on on-site and building improvements.

Total project costs are estimated to be \$1,000,000. \$250,000 was allocated in the fourth year Community Development Budget. The City has applied for a \$250,000 Matching State Grant and will apply for an additional \$250,000 Matching State Funds when the fifth year funds are allocated.

Total anticipating funding:

CD 4	\$250,000
1977 State Grant	250,000
CD 5	250,000
1980 State Grant	<u>250,000</u>
	\$1,000,000

NAME: Coliseum Curbs, Gutters and Sidewalks

PROJECT DESCRIPTION:

Funding in the amount of \$100,000 is proposed to be allocated from the fourth year Community Development budget for completion of needed environmental improvements (curbs, gutters, sidewalks and street reconstruction) in the Coliseum neighborhood--an area bounded by East 14th Street, San Leandro Blvd., 66th Avenue and the Hegenberger Expressway. Originally funded with third year CD funds, the Central East Oakland District Board continues to support a comprehensive environmental improvement program in this neighborhood.

NAME: Lockwood Garden Improvements

PROJECT DESCRIPTION:

Lockwood Gardens, a 372-unit complex in Central East Oakland, is currently undergoing a HUD-funded modernization program. However, the modernization needs of the complex greatly exceed the funds allocated.

Community Development funds would be used for construction of three 25' x 40' one-story frame and stucco laundromat buildings with outlets for the installation of washers and dryers. The need for such facilities is paramount. The kitchen sizes in the individual units are barely adequate and with the installation of new kitchen cabinets, there is not sufficient space for the installation of washers by residents. Additionally, there are no nearby laundromats. Residents have articulated that washing facilities are a high priority item. Therefore, the provision of on-site facilities which can be operated by private vending firms would be extremely beneficial. The estimated cost is \$150,000. Also recommended is the rehabilitation of the interior of Lockhaven Recreation Center and the area immediately adjacent to the center. Outdoor improvements would include the development of barbecue, basketball and volleyball areas. Estimated improvements cost is \$40,000.

NAME: Concordia Campus

PROJECT DESCRIPTION:

This project proposes acquisition of the major portion of the Concordia Campus for development of a Community Park and Recreation Area. The Campus is located in Central East Oakland between 62nd and 64th Avenues and Camden and Brann Streets. Acquisition of the three to four acres of the site would include two acres of open space and potential utilization of the existing gymnasium, shop building, and Muir building. Additional open space could be developed by closing Brann Street and directly incorporating this Park and Recreation Facility with Frick Junior High School.

Estimated acquisition cost is \$500,000. Estimated development cost is \$200,000. It is anticipated that the City will apply for matching state administered Federal Land and Water Conservation funds.

NAME: 85th AVENUE MINI-PARK

PROJECT DESCRIPTION:

This project provides recreational open space near a Turnkey development to ameliorate a severe deficiency in recreation space in a residential area having a high concentration of children.

The site, near a Turnkey unit at 1730 - 85th Avenue, provides play space for young children. This facility will complement other efforts by the Housing Authority to upgrade dwelling units and involve residents in building management. The site location has strong neighborhood and Elmhurst District Board support.

Estimated cost is \$140,000. \$100,000 was allocated to this project in the Third and Fourth Years. Fifth Year funding will complete the facility.

Third Year CD Funding	\$ 40,000
Fourth Year CD Funding	60,000
Proposed Fifth Year CD Funding . . .	<u>40,000</u>
TOTAL	<u>\$140,000</u>

NAME: Elmhurst Curbs, Gutters, and Sidewalks

PROJECT DESCRIPTION:

Funding in the amount of \$170,000 is proposed to be allocated from the Fifth Year CD budget for continued construction of curbs, gutters, sidewalks, and new street construction in special neighborhoods of the Elmhurst District. The two priority areas for Fifth Year funding are:

1. Hillside Street--88th to 90th Avenue; where curbs, gutters, sidewalks, and new street construction is proposed.
2. Residential area below East 14th Street on the Avenues and "Alphabet" streets. Construction of curbs, gutters, and sidewalks eastward from the area where work was done with CD funding the past four years.

NAME: Elmhurst Undergrounding Assistance

PROJECT DESCRIPTION:

Funding in the amount of \$12,000 is proposed from Fifth Year CD funding to pay for the residential property service connection charges which will be necessary in conjunction with the City's programmed street improvements and undergrounding of utility lines on Edes Avenue, 85th Avenue to 98th Avenue.

The City's Edes Avenue street improvements are programmed for 1979 and are estimated to cost \$652,653, not including undergrounding of utilities. Allocation of \$12,000 in Fifth Year CD monies will provide leverage for an estimated \$200,000 of public utilities funds necessary to underground the overhead electrical and telephone wires.

The removal of utility poles and overhead wires will improve the appearance of the street and its immediate environment, where CD funding has already constructed a new Brookfield Village Community Library and where homeowners are painting and securing CD-funded home improvement loans to upgrade the area.

NAME: Street Trees

PROJECT DESCRIPTION:

The Street Tree Planting Program is a continuing successful environmental improvement program which has been conducted in all of the Community Development Districts. The program provides trees to neighborhoods on request according to each district's priorities. The goals of the program are to promote neighborhood organization, to encourage neighborhood identity and to complement other CD funded housing rehabilitation and street improvement activities. The program also involves training CETA employees in urban tree planting and maintenance.

A special organization of citizens and urban forestry supporters, the Oakland Tree Task Force, was formed since the inception of the Street Tree Planting Program to encourage greater citizen involvement in the species selection, planting, and care of trees, and to promote greater awareness of the benefits of trees.

First Through Fourth Year CD Funding	\$385,471
Proposed Fifth Year Funding	200,000
Proposed Sixth Year Funding	200,000
Proposed Seventh Year Funding	200,000
	<u>\$985,471</u>

NAME: Neighborhood Design Center Organization (NDCO)

PROJECT DESCRIPTION:

The Neighborhood Design Center of Oakland is an incorporated nonprofit professional service organization established in 1977 to provide free technical design and planning assistance to Oakland's low-income individuals and community groups. While currently funded as a Title VI CETA project, it is anticipated that the allocated Community Development Block Grant funds, in combination with several other funding sources, will allow NDCO's services to continue to be available in the coming years.

Specific services provided include:

1. To provide urban design assistance to community groups involved in neighborhood revitalization/economic development in Oakland.
2. To provide technical design assistance to individuals and groups involved in commercial revitalization/rehabilitation activities.
3. To provide technical design assistance to low- and moderate-income residents involved in self-help housing rehabilitation efforts.
4. To provide technical design assistance to nonprofit service organizations and community groups involved in rehabilitation of their facilities.
5. To facilitate citizen participation in the design process.

NAME: Business Assistance Program

PROJECT DESCRIPTION: The Business Assistance Program is the "software" delivery portion of the commercial, and to a lesser extent industrial, revitalization strategy. This program is designed to provide a variety of services to existing businesses and to individuals interested in going into business. The Program will provide continued support for the One Stop Business Service, which provides personalized access to information on City programs and business regulations. The Program will also expand the City's ability to provide SBA 502 loan packaging services (the funds in the CIRL program are for LDC capitalization), and will continue support of the site locator program and of industrial/commercial retention programs.

Funding for this program is proposed at \$225,000 for Year V.

NAME: Neighborhood Economic Development Fund

PROJECT DESCRIPTION: This program will provide high risk working and venture capital loan funds to marginal neighborhood commercial establishments in the seven Community Development district as one tool to stimulate neighborhood commercial revitalization. Funds will be provided to marginal establishments without access to the private capital market and will be available to assist in the creation of commercial facilities needed by flatlands residents. The program will be administered through a loan committee of the proposed Seven CD District/Citywide LDC, which will evaluate loan applications on a case by case basis, allocating scarce program resources among numerous applicants and preserving program resources against excessive defaults.

Initial funding for this program is coming from the Year IV CDBG program. Additional funds might be made available from the Year V economic development contingency fund depending upon the effectiveness of the first year operations. Year VI is proposed at \$375,000 and Year VII funding at \$400,000.

NAME: Physical Improvements for Selected Neighborhood Commercial Areas

PROJECT DESCRIPTION: This project is designed to be the key tool in the strategy of revitalizing selected commercial strips, nodes, and areas to be identified in the Seven CD Districts. Revitalization of a particular area will include business area management and involvement of an active merchant's association; public works type improvements (parking, curbs, gutters and sidewalks); other physical improvements (street trees, benches and trash cans, architectural assistance for individual facade and time improvements, uniform signing and district identification, signs outside district advertising its location and services provided there); as technical and management assistance to individual businesses (marketing analysis, suggestions for inventory improvements, cash flow and accounting assistance, etc.)

This program is designed to be flexible to respond to the needs of commercial areas as they are identified by the CD Districts with the help of staff. A number of possible projects to be undertaken with this funding have already been mentioned: Foothill/Seminary, the Grove Street campus, 7th Street, selected nodes along East 14th Street and lower San Pablo Avenue Commercial district.

Year V funding is proposed to be \$700,000.

NAME: Commercial/Industrial Rehabilitation Loan (CIRL) Program

PROJECT DESCRIPTION: This project is a continuation of an important element in the City's commercial and industrial revitalization strategy, and provides the local injection to the SBA 502 Program. Low interest loans are made available to small commercial and industrial establishments for improvements to their buildings and facilities, including acquisition, new construction, and rehabilitation. The primary objective of the program is to rehabilitate existing commercial and industrial buildings to modern standards and to impact areas where deterioration, disinvestment and general economic decline have occurred.

It is proposed that there be two delivery mechanisms for this program. First, additional funds would be provided for loan packaging through city staff who would concentrate on loans in areas where the City is undertaking related development activities. The second mechanism would be a Citywide Local Development Corporation. This LDC would be directly accountable to the seven CD District Boards and would provide the institutional mechanism for implementing other neighborhood programs such as the working and venture capital loan fund (NEDF).

It is proposed that each of the two delivery mechanisms receive \$175,000.

NAME: Industrial and Commercial Land Assembly Program

PROJECT DESCRIPTION: This program is an important part of the industrial and commercial retention/attraction strategies. Through this program, a mechanism to assemble industrial and commercial sites for expansion and new location needs would be established. Most vacant parcels, outside Port area boundaries, are currently scattered and of relatively small size and many other parcels are not being developed to their highest and best uses because they contain structures that have outlined their usefulness. The objectives of this program are to: (a) begin to assemble larger parcels for industrial expansion needs, (b) minimize the amount of public funds required to make land available, and (c) demolish or renovate buildings no currently being used.

It is proposed that this program initially be funded at \$500,000 in Year V. This is viewed as start-up capital, with additional capital required as experience in the program is gained.

NAME: Coliseum Industrial Complex Improvements

PROJECT DESCRIPTION: The Coliseum Industrial Complex, containing at least 13,000 jobs and some of the City's largest employers, has been targeted as the initial focus of the CDBG economic development strategy because many of the problems experienced by individual firms are common to the area as a whole and because an unusually high proportion of jobs in the area are held by East Oakland residents. This project is being proposed to implement the Coliseum Industrial Complex Investment Strategy which will contain recommendations on site improvements, land assembly mechanisms, public and private transportation changes, zoning adjustments and financial assistance mechanisms. In addition, various City programs and services will be targeted to provide special assistance to Coliseum businesses to implement the goal of retaining and attracting manufacturing jobs in the City.

This project is proposed for funding at the \$150,000 level.

NAME: East Bay Asian Resource Center

PROJECT DESCRIPTION: The East Bay Asian Local Development Corporation is seeking to renovate the Lyon Warehouse in Chinatown. The Center will house Asian related social service agencies, will provide rental space for commercial businesses, and will be part of a more general effort to improve the neighborhood commercial environment of Chinatown. A grant from EDA has been obtained, providing \$1,292,000 of the total project cost of \$4.07 million. The State is providing a \$250,000 grant/loan package, a \$1.5 million real estate loan is being negotiated, and the remaining funds are being provided through local funding sources and a grant from the Ford Foundation.

It is proposed that the local portion of this project be funded through the Neighborhood Improvements and Economic Development portions of the CD Year V budget. The Economic Development portion is being proposed at \$175,000.

NAME: Economic Development Contingency Fund

PROJECT DESCRIPTION: This fund is proposed to ensure a flexible response to currently unforeseen problems and opportunities. Neighborhood commercial and industrial projects often require an initial infusion of "seed money" to leverage private investments or federal categorical grants. CDBG funds are the most appropriate source of this seed money. Therefore, a modest contingency fund is proposed to assist new projects as needed. For example, the following projects might be appropriate for partial CDBG funding: Acorn Shopping Center, 77th Avenue Redevelopment Project, or Neighborhood Supermarket Development. However, the full financing package must be determined, including the availability of private funds. When financing arrangements are completed, CDBG funds will be needed immediately. In addition, it has been suggested that more funds might be made available to the Neighborhood Economic Development Fund depending upon its status after the first nine months of operation.

It is proposed that this project be funded at \$525,000.

NAME: Program Development and Management

PROJECT DESCRIPTION: This project will support the development, and management of CDBG supported economic development programs. In the past, planning and administration costs have routinely been included within each program line item along with funds allocated for construction or delivery of services. Program management costs for economic development are now being shown separately for the sake of clarity. The Program Development and Management project will not only support the administration of new and ongoing CD funded economic development programs, but will be used to plan future CD expenditures and applications, and to monitor effectiveness in achieving the goals set forth in the 3 year plan.

Funding for this program is proposed at \$475,000, 15% of the total economic development program costs.

9/25/78
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HOUSING ASSISTANCE PLAN

Introduction

The Housing Assistance Plan (HAP) is a required part of the City's Annual Community Development Application. HUD regulations for the 5th Year prescribe that the City prepare a HAP covering a three year period and an Annual Housing Action Program for the 5th Year. The contents of the HAP shall include:

1. A description of the condition of the existing housing stock in the community.
2. A description of the housing needs of lower income persons residing in the community. The City is to assist the needs of lower income persons residing in the City or those who can reasonably be expected to reside in the Community, by tenure that is by separate calculation for elderly and handicapped, families and non-elderly individuals, and large families. In addition, the City is to provide a narrative statement summarizing any special housing conditions and needs to include for example:
 - a. female head of household;
 - b. individual minority groups;
 - c. handicapped persons; and
 - d. special housing needs related to a community economic base such as military housing, immigrant workers, and retirement centers.
3. The HAP shall identify the general locations of proposed new construction and substantial rehabilitation.
4. A description of actions to be taken to implement the HAP and timetable for the actions. Applicants anticipating difficulty in achieving goals shall set forth actions required to achieve those goals. The actions may include, for example:
 - a. Acquisition of sites and provision of site improvements for the development of assisted housing.
 - b. Adoption and modification of local ordinances and land use measures to facilitate the development of assisted housing.
 - c. Promotional and assistance activities to encourage developers to initiate assisted housing or to be allocate a portion of their planned unsubsidized developments for assisted housing, and to encourage owners to make units available for Section 8 existing housing programs.
 - d. Measures to reduce the cost of housing development, such as tax abatements, waiver of fees, and other administrative costs.

The standards and criteria for HUD's approval of the HAP include:

1. The three-year housing assistance goals shall address the needs of the three household types - elderly and handicapped - families and non-elderly individuals and large families within each tenure type (owner and renter) in the same proportion as the total lower-income housing needs identified in the HAP of those household types by tenure type.
2. The types and quantities of housing assistance proposed by tenure type (owner and renter) shall be appropriate to meeting identified needs of both renters and owners.
3. The City shall propose a three-year housing assistance goal which represents assistance for at least 15 percent of the total need unless the applicant can demonstrate to the satisfaction of HUD that such a goal would be infeasible.
4. The City shall demonstrate by its selection of general locations that its HAP will promote greater spatial de-concentration of housing opportunities for lower income persons, particularly minorities.

HUD's regulations are detailed and complex. The above summary is by no means complete. Copies of the full regulations are available on request from the Housing Division of the Office of Community Development.

As of September 22, 1978, HUD has not officially released the new forms or the detailed instructions for completing the forms their issuance has been held up by a dispute between HUD and the Federal Office of Budget and Management over the complexity and appropriateness of the forms proposed by HUD. For that reason, Table I, II and IV in this draft are simply copies of last years Tables I, II, and IV. Tables III and V are not included in this draft and will be added when HUD's instructions are available.

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